

THE MARTHA'S VINEYARD COMMISSION

BOX 1447
OAK BLUFFS
MASSACHUSETTS
02557

DATE: March 14, 1991
TO: Zoning Board of Appeals, Town of West Tisbury
FROM: Martha's Vineyard Commission
SUBJECT: Development of Regional Impact
RE: Alteration of An Historic Structure
APPLICANT: Town of West Tisbury
Town Hall
West Tisbury, MA

DECISION OF THE MARTHA'S VINEYARD COMMISSION

SUMMARY

The Martha's Vineyard Commission (the Commission) hereby approves the Application of the Town of West Tisbury, c/o Board of Selectmen, Town Hall, West Tisbury, MA for the reconstruction and alteration of the Howes House, an historic structure, as shown on the plans entitled: "Site Plan, M.V. Commission DRI Submittal, 1/7/91, 1"-20', consisting of six (6) sheets, (the Plan).

The Decision is rendered pursuant to the vote of the Commission on March 14, 1991.

The Zoning Board of Appeals of the Town of West Tisbury may now grant the necessary development permits for the Applicant's proposal or may approve and place conditions thereon in accordance with applicable law, or may disapprove the development application.

FACTS

The proposed development is a Development of Regional Impact as defined by the Commission's Standards and Criteria, Developments of Regional Impact Sections 3.103 and 3.601. The Application was referred to the Commission by the Zoning Board of Appeals of the Town of West Tisbury for action pursuant to Chapter 831, Acts of 1977, as Amended, (the Act). The Application and Notice of public hearing relative thereto are incorporated into the record herein. Martha's

Vineyard Commission staff document exhibits are also incorporated into the record by reference.

A duly noticed public hearing on the application was conducted by the Commission pursuant to the Act and M.G.L. Chapter 30A, Section 2 as modified by Chapter 831 on February 28, 1991 at 9:00 P.M. at the Martha's Vineyard Commission Offices, Olde Stone Building, New York Avenue, Oak Bluffs, Massachusetts.

The proposal is for the alteration and renovation of the Howes House qualifying as a DRI since the proposal is for the alteration of an historic structure and is a governmentally owned facility that serves the residents of more than one town.

The hearing was chaired by Alan Schweikert, Chairman of the Land Use Planning Committee (LUPC). Mr. Schweikert read the public notice and opened the hearing for testimony at 9:01 P.M.

John Early, Selectmen from West Tisbury, left the table.

Mr. Schweikert called upon Joe Eldridge to present the proposal. Mr. Eldridge discussed the proposal. He discussed the proposed changes in the structure, the reasons therefore and the uses of the building today. He indicated that the Up Island Council on Aging was very constrained in the use of the present structure. He discussed the internal arrangement of the proposal, the parking situation, the entrance drive, etc. He indicated that there would be a relocation of the handicapped parking to the rear of the structure. He discussed the shared septic facility with the new proposed library. He discussed the need for access to the second floor for handicapped and at this time there was nothing proposed since an elevator would be needed for access.

Mr. Eldridge discussed the issue of traffic and the impact of the proposal thereon. He discussed the handicapped access to the building.

Mr. Schweikert asked for questions from the Commissioners or staff. Ms. White, MVC Staff, raised a number of questions, among them the issue of possible covered handicapped drop-off area, the type of surfacing to be placed on the parking lot and the fire egress as related to handicapped access. Mr. Eldridge discussed each item in

turn.

Mr. Schweikert then called for testimony from Town Boards. John Early, Selectmen of West Tisbury, discussed the need for such an expanded facility due to present overcrowded nature of the existing facility. He urged support for the project.

Rez Williams, West Tisbury Conservation Commission, discussed the usage of the second floor and raised the issue of where the Conservation Commission would meet if the second floor were not usable. Mr. Eldridge discussed the future accessibility of the second floor and when it may be usable.

Mr. Schweikert called for testimony from proponents. Virginia Jones, West Tisbury resident, discussed the history of the Howes House, the past usage of the facility by the Town and urged a positive response to the proposal.

Mr. Schweikert then called for opponents - there were none. He then called for other testimony. Mr. Eldridge urged a speedy review and decision since there was a pressing need for contractual arrangements to be finalized.

There being no further testimony, the hearing was closed at 9:30 P.M.

FINDINGS AND CONDITIONS

The Commission has considered the application and the information presented at the public hearing and based upon such considerations, makes the following findings pursuant to Section 14 of the Act.

- A. The Commission finds that the probable benefits of the proposed development, subject to the conditions set forth herein, will exceed the probable detriments of the proposal in light of the considerations set forth in Section 15 of the Act.
- B. The Commission finds that the proposed development will not interfere substantially or unreasonably with the achievement of the objectives of any general plan of the Town of West Tisbury or any general plan of the County of Dukes County.
- C. The Commission finds that the proposed development as set forth in the Application and the plans, and subject to the

conditions set forth herein, will be consistent with local development ordinances and by-laws.

D. The Commission finds that the development proposal will be more beneficial than detrimental when compared to alternative manners of development or development occurring in alternative locations.

The Commission finds that the proposed development is consistent with local ordinances and by-laws to the extent it is required to, only the application being before it at this time.

The Applicant must, consistent with this Decision, apply to appropriate Town of West Tisbury Officers and Boards for any other development permits which may be required by law.

The Decision is written consistent with the vote of the Commission: March 14, 1991.

Any party aggrieved by a determination of the Commission may appeal to the Superior Court within twenty (20) days after the Commission has sent the development Applicant written notice, by certified mail, of its decision and has filed a copy of its decision with the Town Clerk in the Town in which the proposed development is located.

Jane A. Greene
Jane A. Greene, Chairman

3/14/91
Date

Norman Friedman
Notary

3/14/91
Date

NORMAN FRIEDMAN
NOTARY PUBLIC
MY COMMISSION EXPIRES OCT. 10, 1997

Edgartown, Mass. March 20 1991
at 9 o'clock and 30 minutes AM
Received and returned with Dukes County Deeds
book 554 page 567

Attest: Lucy W. King
Register